

Mason Creek Utility District, Harris County, Texas

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Board of Directors of Mason Creek Utility District (District) will hold a meeting on February 12, 2025, beginning at 6:30 P.M. at 847 Dominion Dr., Katy, Texas. The subject of the meeting includes:

1. **Notices & Minutes.** Notice of this meeting (including report) and minutes of previous meetings
2. **Hearings, Etc.** (a) Specially-noticed hearings and appeals regarding subjects on this agenda, e.g., bids, contracts, awards, revocations, drought contingency plan, rules, regulations, etc. (b) Utility and tax accounts, connections and re-connections, billing, charges, inquiries, violations of regulations, collections, payout agreements, service terminations, including hearing(s) and litigation related to same. (c) Appeals, interpretations, variances and other administrative remedies allowed by the District's rate order.
3. **Bookkeeping, Etc.,** including: (i) reports, funds, bills, payments, investments, TexPool, arbitrage, etc.; (ii) depositories, agreements, collateral, etc.; (iii) audits and auditor engagement, (iv) budgets, amendments, etc.; and (v) related matters.
4. **Bills, Etc.** Matters related to expenses, bills, invoices, checks, payments, payment options, contracts, etc.
5. **Taxes,** including assessments, collections, payout agreements, delinquencies, exemptions, appraisal rolls and tax rolls, tax rates, notices, hearings, proceeds, expenditures, banking arrangements (and agreements), penalties, assessor/collector, delinquent attorney, and other tax matters including "true up" and prorated taxes (fire station), and related matters.
6. **Water Supply, Etc.,** including interconnections (including proposed interconnection with HCMUD#345), City of Houston (strategic partnership, groundwater reduction, GRP committee member selection, etc.); water rates, surface water, conservation, drought contingencies, regional suppliers, contract with Green Trails MUD, other contracts, etc.
7. **Engineering, Projects, Etc.,** including: (i) water line repairs, Brondesbury Lift Station conversion (including, matters relating to Walsh Construction Co., LLC, default, completion agreement, Insurors Indemnity Co., M7 Land Development LLC, valve supplier, releases, settlement, and related matters), Rennie Lift Station conversion, recoatings, sanitary sewer cleaning/televising, sanitary sewer repair/replacement/rehab (including Ellingham Dr., Sec. 1 and Sec. 6 projects), electrical modifications, generators, leaks, and other projects; (ii) cleaning and televising, reports, studies, designs, estimates, permits, (iii) bids, awards (and revocations), contracts and bonds (and amendments), insurance, payments, change orders, etc. for the foregoing; and (iv) related matters.
8. **Energy, Streetlights, Etc.** Matters relating to energy or electricity, power pool, procurement, contracts, streetlights, audits, etc.
9. **Regional Matters.** Drainage, detention, flood control (HCFCD, County, USACE, etc.); regulations (State, City, County, other); AWBD matters; multi-district matters, including litigation, legislation, community projects (HCMUD#346, Harris County Pct. 4), and other regional matters.
10. **STP's.** Regional sewage treatment plants (WMMUD and Cinco Regional), contracts, costs, use of effluent and related matters.
11. **Recreational Facilities, Etc.** including Mason Creek Community Center (buildings, pools, tennis, swim team, etc.), parks, trails and sidewalks, and other facilities (inside or outside the District); also: (i) permits (including permit for Ean Meyer to teach tennis), memberships, contracts, property, neighbors/owners, operation, maintenance, promotion, inspection, repairs/replacements, improvements, supplies, equipment, insurance, open house, events, etc.; (ii) rates, rules, regulations, fees, users, events; (iii) Sweetwater Pool contract; and (v) related matters.
12. **Operations & System Matters, Development, Etc.,** including: (i) operator activities and projects; (ii) new or changed connections, applications for utility information or service, agreements, reimbursements; (iii) subdivision and other development matters (including 17-unit residential project on Shillington near Kingsland and utility letter to KOA Group, Inc.); (iv) system repairs and damage, replacements, rehabilitations, extensions, alterations and relocations; (v) procurement of goods and services; (vi) TCEQ and City regulations, drinking water quality and reports (CCR's), AWIA requirements, emergency operations, inspections, water conservation, drought contingency plan, etc.; (vii) mutual aid and critical facilities; (viii) vehicles and equipment; (ix) inflow, infiltration, connections, backflow, grease traps, sampling, drought contingencies, plumbing and other regulations; (x) fees and charges (including increases) and regulations; (xi) class actions regarding PFASs, drinking water, testing, claims, etc.; and (xii) related matters and policies.
13. **Administrative Matters,** including: (a) office facilities; (b) repairs and improvements; (c) procurement of good and services, including human resource services, landscaping, legal and other services; (d) supplies and equipment; (e) staffing, hiring, pay, benefits, policies, etc.; (f) security and cybersecurity training, including costs and fees; (g) officers and employees, including duties, pay, benefits, holidays/vacations, etc.; (h) utility billing, etc.; (i) disposition of assets, claims (by District or to District), settlements, etc.; (j) District policies, including investments, records management, conflicts, arbitrage, audits, etc.; (k) rate order (regulations for water, sewer, drainage, solid waste, recreation, administrative, etc., also rates, fees charges, etc.); (l) insurance, renewals, claims, etc.; (m) election matters; (n) communications, website, newsletters, alert system, etc.; and (o) related matters.
14. **Reception; Discussion; Inquiries; Etc.** The meeting will include a reception with supper and informal discussions among Board members regarding subjects on this agenda, also inquiries and matters relating to the next meeting or items to be placed on the agenda.

**IMPORTANT:** (1) Each subject listed above includes discussion, consideration, action, etc. (2) Subjects may be taken up in the order listed or in another order and may be taken up more than once during the meeting. (3) If a quorum is not present, those present may form an ad hoc committee to discuss, consider and act upon the subjects listed above. (4) Each subject listed above includes an executive or closed session to the extent allowed by: (i) Section 551.071, Texas Government Code for attorney consultations to seek advice about pending or contemplated litigation or a settlement offer, or a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code; or (ii) Section 551.072, Texas Government Code for deliberating purchase, exchange, lease, or value of real property; or (iii) Section 551.074, Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against such officer or employee. (5) IF YOU HAVE A DISABILITY REQUIRING SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE DISTRICT'S OFFICE AT 281-578-7272 BEFORE THE MEETING. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR PARTICIPATION IN THE MEETING. THE MEETING PLACE MENTIONED ABOVE IS ACCESSIBLE BY WHEELCHAIRS.

Date issued:

2.5.2025

Signed:

Kasey Lorraine, MCUD Office Admin.